

P R E S E N T S P A C E S I T U A T I O N A N D
P O S S I B L E A P P R O A C H E S T O N E W C O N S T R U C T I O N

CONCORDIA UNIVERSITY
S.G.W.U. PLANNING OFFICE
APRIL 2, 1974.

CONCORDIA UNIVERSITY

TABLE I: PRELIMINARY ESTIMATES OF ALLOWABLE & AVAILABLE SPACE
 BASED ON EXISTING NORMS: 105 NET SQ. FT. /FULL TIME STUDENT
 EXPRESSED IN THOUSANDS OF SQ. FT.

Page 1

		TOTAL FTD ENRLMT.	TOTAL SPACE	0100	0200	0300	0400	0500	0600	0700	0900	1000 STAFF & STUDENT	1200 & 1300 FACILITIES & SPEC.		1100 MISC.
				CLASS	LAB.	OFFICES	RESEARCH	LIBRARY	MUSEUM	ATHLET.	FOOD SER.	INCL.	NOT INCL.		
EXISTING NORMS	105	ALLOWED	11	14	21	9	11	1	7	5	10	5			11
	SGWU	5100	535.5	56.1	71.4	107.1	45.9	56.1	5.1	35.7	25.5	51.0	25.5	-	56.1
	LOYOLA	3500	367.5	38.5	49.0	73.5	31.5	38.5	3.5	24.5	17.5	35.0	17.5	-	38.5
	CONCORDIA	8600	903.0	94.6	120.4	180.6	77.4	94.6	8.6	60.2	43.0	86.0	43.0	-	94.6
ACTUAL	SGWU		629.2	81.7	125.9	171.5	41.1	81.9	9.3	1.8	33.2	62.5	15.5		4.8
	LOYOLA		377.7	56.2	46.5	89.8	17.6	30.3	0	41.4	21.6	39.5	26.0		8.8
	CONCORDIA		1006.9	137.9	172.4	261.3	58.7	112.2	9.3	43.2	54.8	102.0	41.5		13.6
DIFF.	SGWU	5100	+ 93.7	25.6	54.5	64.4	- 4.8	25.8	4.2	- 33.9	7.7	11.5	-10.0		-51.3
	LOYOLA	3500	+ 10.2	17.7	- 2.5	16.3	-13.9	- 8.2	-3.5	16.9	4.1	4.5	8.5		-29.7
	CONCORDIA	8600	+103.9	43.3	52.0	80.7	-18.7	17.6	0.7	-17.0	11.8	16.0	- 1.5		-81.0

SGWU based on 73/74 ILUQ update (DGES)

Loyola " " 73/74 ILUQ definitions and manually computed

JP April 1/74

SUMMARY OF NET SQ. FT. FOR GENERAL FUNCTIONS
SEPARATED INTO GRADED TYPES OF SPACE FACILITIES
(IN THOUSANDS OF SQ. FT.)

Page 2.

LOYOLA						TYPE OF SPACE	SIR GEORGE WILLIAMS					
LIBRARY	ACADEMIC	ADMIN.	COMPUTER	MISC.	TOTAL		LIBRARY	ACADEMIC	ADMIN.	COMPUTER	MISC.	TOTAL
35.3	179.4	18	4.6	65.7	303.0	OWNED	23.6	290.0	-	2.5	112.0	428.1
-	-	-	-	-	-	RENTED NORRIS	41.6	10.0	12.0.	-	20.2	83.8
-	-	-	-	-	-	YMCA	-	13.0	-	-	18.0*	31.0
3.9	-	-	1.2	5.1	OTHERS	22.0	27.0	8.5	7.0	9.0	73.5	
21.1	-	-	18.0	39.1	UNDESIRABLE	-	21.4	-	-	-	9.5	30.9
17.7	-	-	12.8	30.5	MISUSED	-	-	-	-	-	-	-
35.3	221.1	18	4.6	97.7	377.7	TOTALS	87.2	361.4	20.5	9.5	168.7	647.3
42.7	-	-	32.0	74.7	SUMMARY OF SPACE TO BE CONSOLIDATED	63.6	71.4	20.5	7.0	56.7	219.2	

OWNED: GOOD QUALITY & EFFICIENT

* SGWU HIGH SCHOOL

UNDESIRABLE: PRIVATE RESIDENCES CONVERTED TO ACADEMIC
INEFFICIENT BUT USUALLY QUAIN

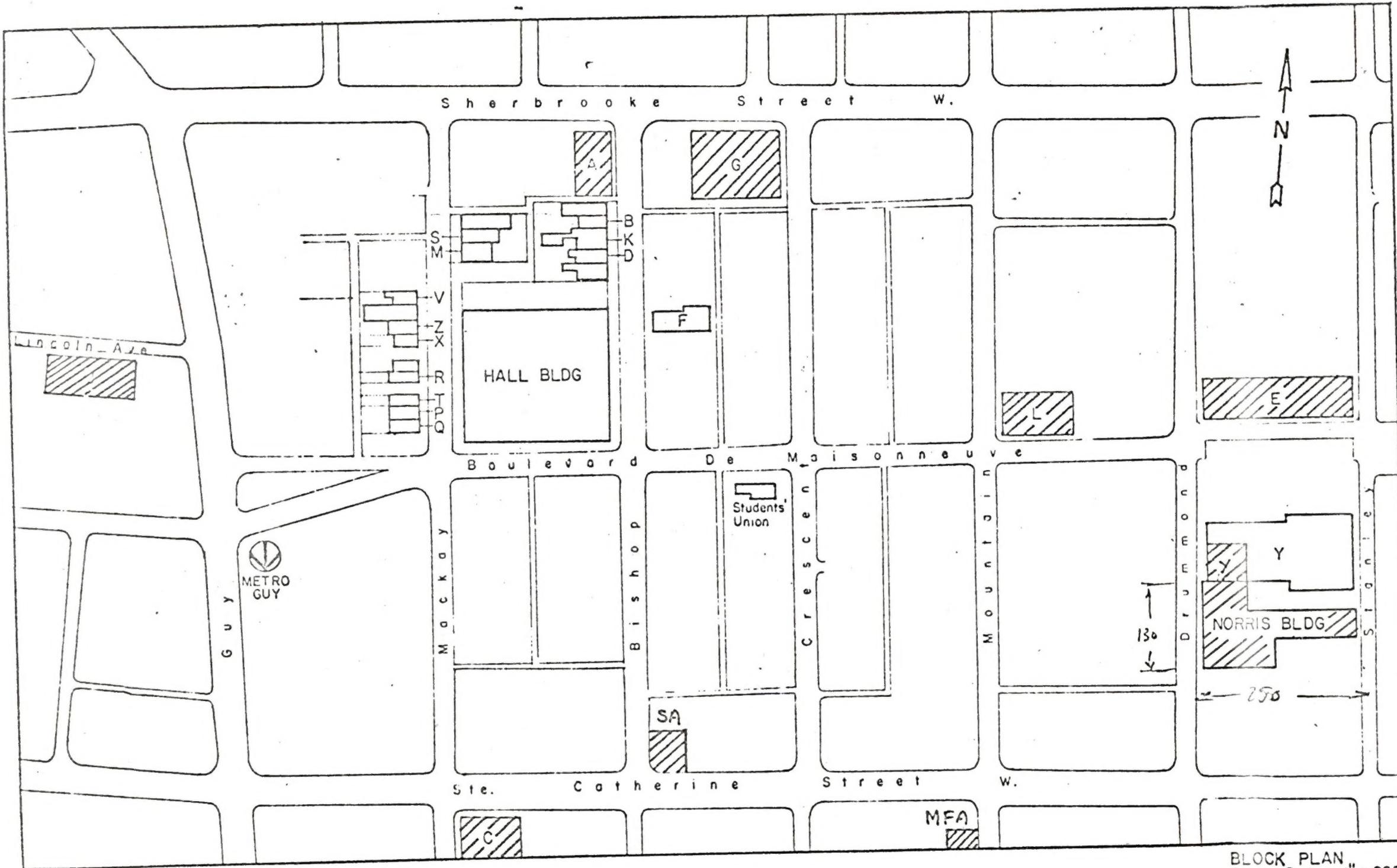
RENTED: POOR TO GOOD QUALITY, USUALLY INEFFICIENT

MISUSED: SPACE DESIGNED FOR A CERTAIN FUNCTION BUT USED
DIFFERENTLY (e.g. Faculty Offices in residence
buildings)

CATEGORY OF SPACE IN RENTED & UNDESIRABLE AREAS	EXISTING SPACE	LIBRARY PRESENT SPACE NORMS	LIBRARY PROPOSED SPACE NORMS	NEEDED AREA FOR NEW CONSTRUCTION
ACADEMIC	71.4	-	-	71.4
ADMINISTRATION	20.5	-	-	20.5
COMPUTER	7.0	-	-	7.0
MISCELLANEOUS	56.7	-	-	56.7
LIBRARY 0500		56.1 (1)	110.4 (2)	
LIBRARY OFFICES		5.0	5.7	
S/T LIBRARY	63.6	61.1	116.1 - 23.6 = 92.5	92.5
TOTAL	219.2			248.1

(1) Present Library Space Norms: 11 sq. ft. per FTD + 120 sq. ft. per office

(2) Proposed new Library Space Norms: 13.3 sq.ft. per FTE + 135 sq. ft. per office worker

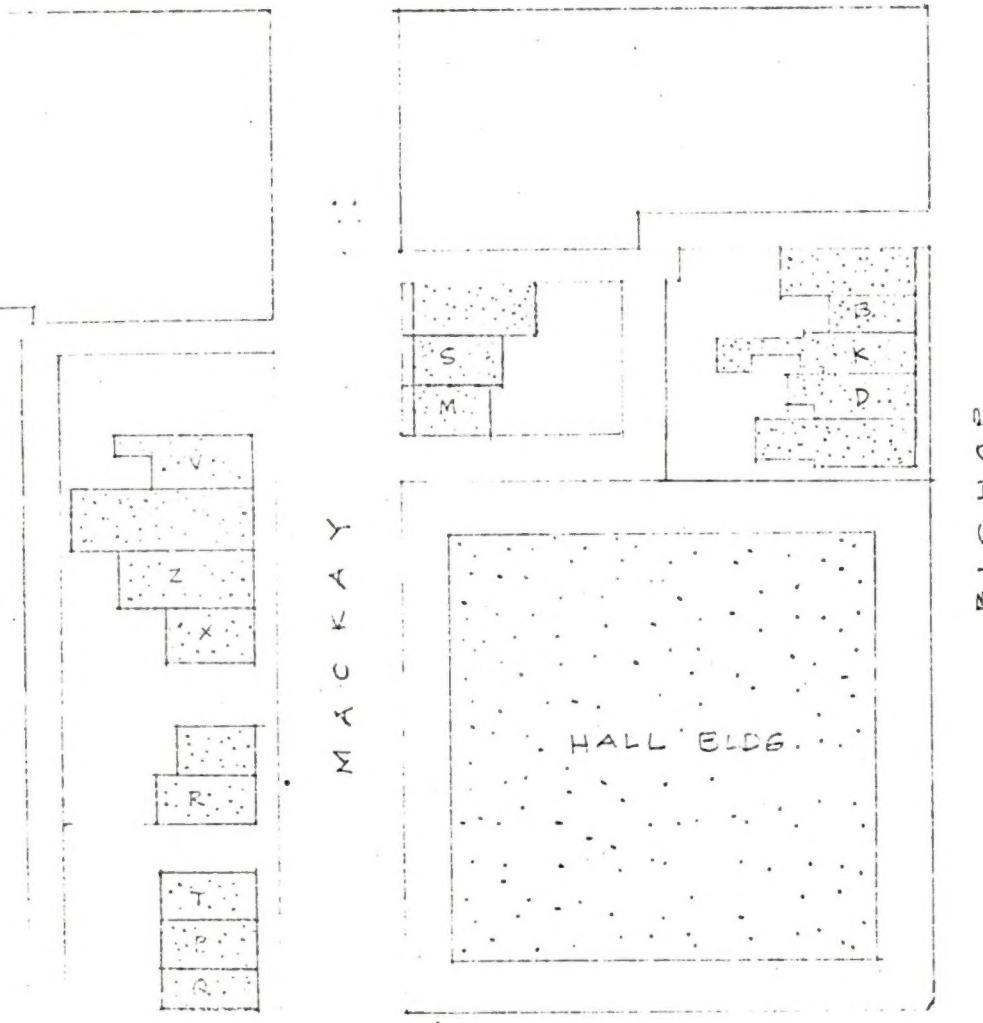


Shaded Bldgs. - Rented
Others Owned by S.G.W.U.

CAMPUS - MAP
SIR GEORGE WILLIAMS UNIVERSITY

BLOCK PLAN
Approx. Scale: 1" = 200'

III. THE BRIEF HISTORY



B1S0P

A large rectangular frame contains a smaller rectangular frame. The smaller frame has a dotted pattern on its left side and a central 'F' shape. The entire image is enclosed in a thick black border.

OPTION N° 1 - MAJOR STRUCTURE, NORTH OF HALL BLDG ON
UNIVERSITY OWNED PROPERTIES.

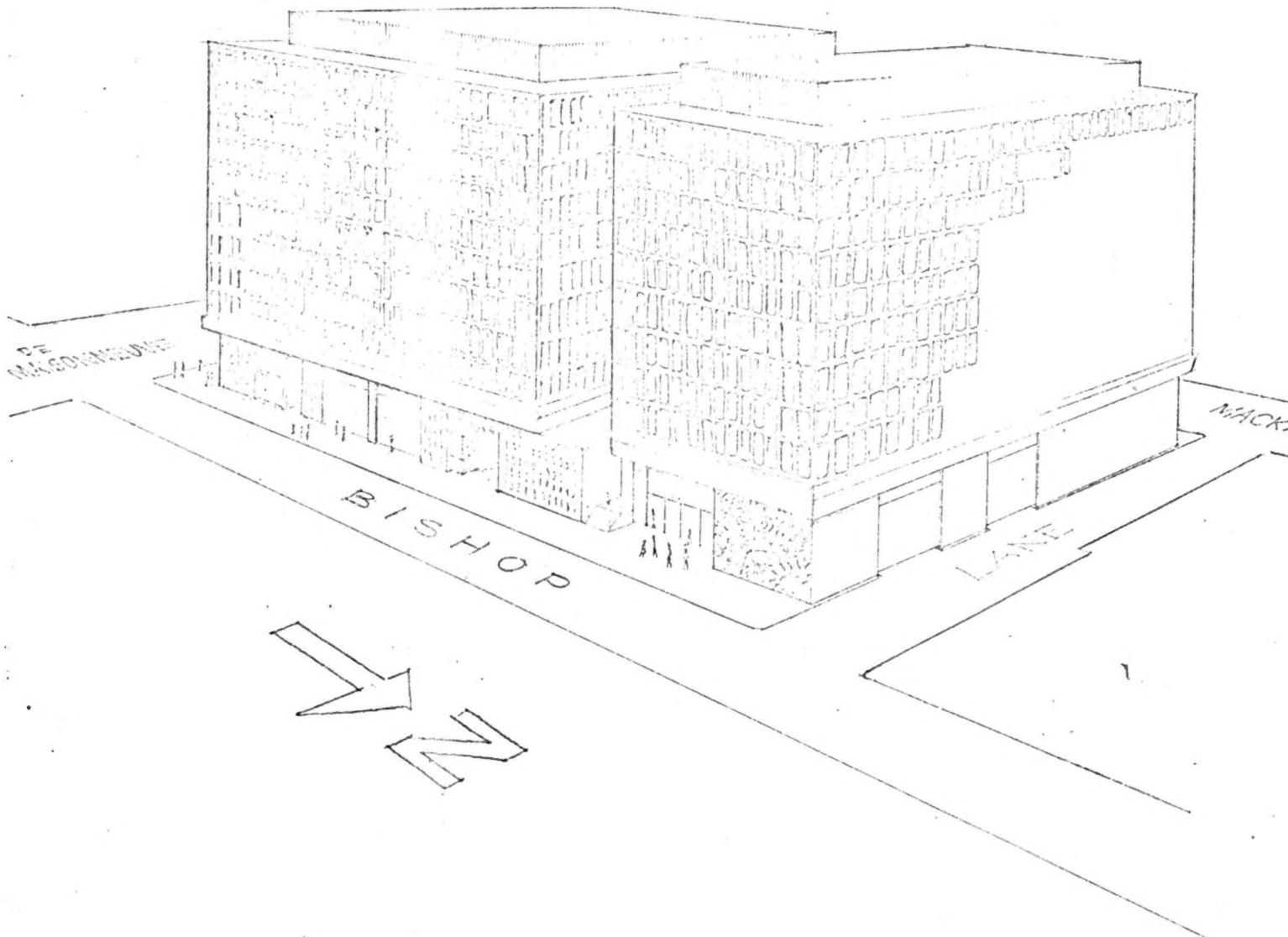
OPTION N° 2 - MAJOR STRUCTURE ON WEST SIDE OF MACKAY STREET ON PROPERTIES OWNED BY UNIVERSITY AND PURCHASE OF THREE MORE PROPERTIES.

OPTION N° 3 - IN-FILLS ON VACANT AREAS OF UNIVERSITY OWNED PROPERTIES.

OPTION N^o 4 - CONSTRUCTION OF TWO LOW LEVEL BUILDINGS,
ONE ON PROPERTIES NORTH OF HALL BUILDING,
THE OTHER ON THE WEST SIDE OF MACKAY
STREET.

NOTE:

The process of consolidation must also include a study of actual space allocation in the Hall building with the possibility of a better re-allocation of space throughout the University.

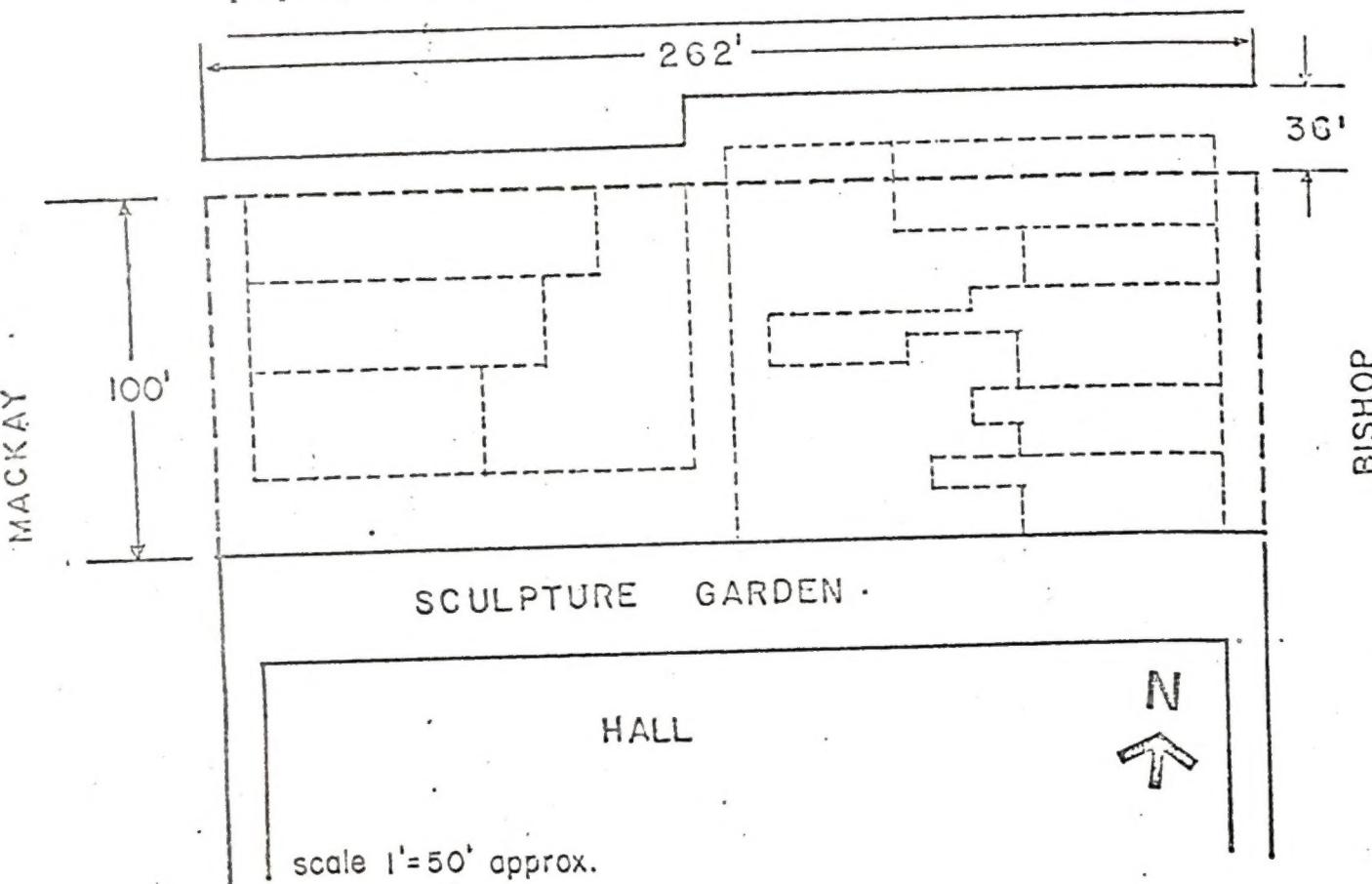


ESTIMATED COST OF CONSTRUCTION

1. Demolition	\$ 80 000
2. Excavation (Rock)	900 000
3. Construction:	
366 800 sq. ft. x \$21.15 per sq.ft.	7 758 000
4. Fees	
366 800 sq. ft. x \$2.10 per sq. ft.	770 000
5. Escalators and elevators	1 250 000
6. Sprinkler system	500 000
7. Furniture - only additional furniture needed, re-use existing furniture from Norris & other rented areas.	500 000
	<hr/>
	11 758 000
8. Contingency, about 10%	1 242 000
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TOTAL construction	\$13 000 000

OPTION N°1 (CONTINUED)

Calculation of maximum size of building on University-owned property on the North side of Hall Building (1)



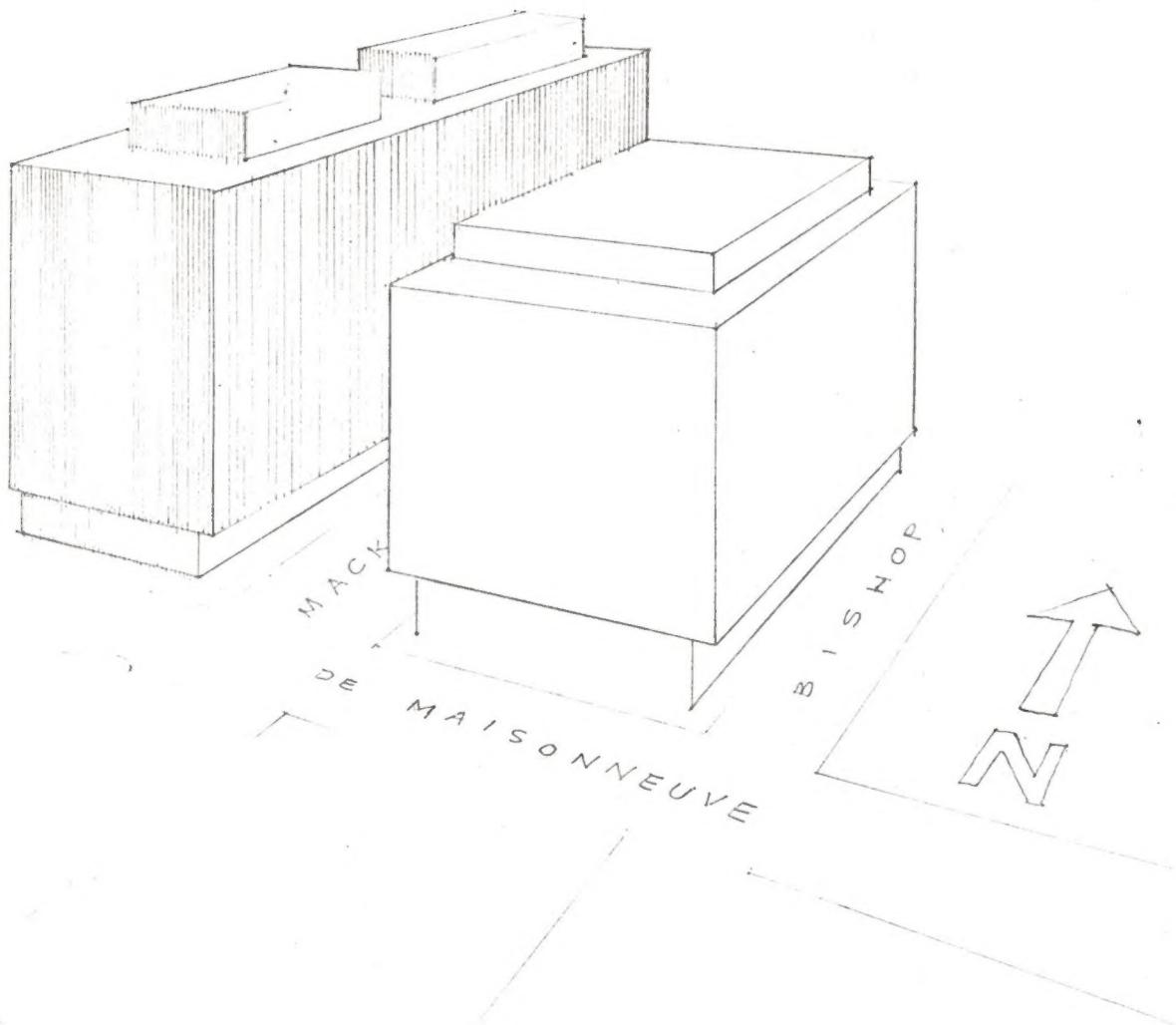
- A. Size of lot $262 \times 100 = 26\ 200$ sq.ft.
- B. Maximum size of building: $26\ 200 \times 12 = 314\ 400$ gr. sq.ft. above grade
Gross space below grade $26\ 200 \times 2 = 52\ 450$ gr. sq.ft.
Total gross sq. ft. of building: 366 800 gr. sq.ft.
- C. Estimated maximum net area of building
 $366\ 800 \times 0.63 = 231\ 000$ net sq. ft.

(1) According to existing City By-Laws and, assuming minimum parking facilities.

JPP
March 6, 1974.

OPTION N°2 : MAJOR STRUCTURE ON WEST SIDE OF MACKAY STREET ON PROPERTIES OWNED
BY THE UNIVERSITY & PURCHASE OF THREE MORE

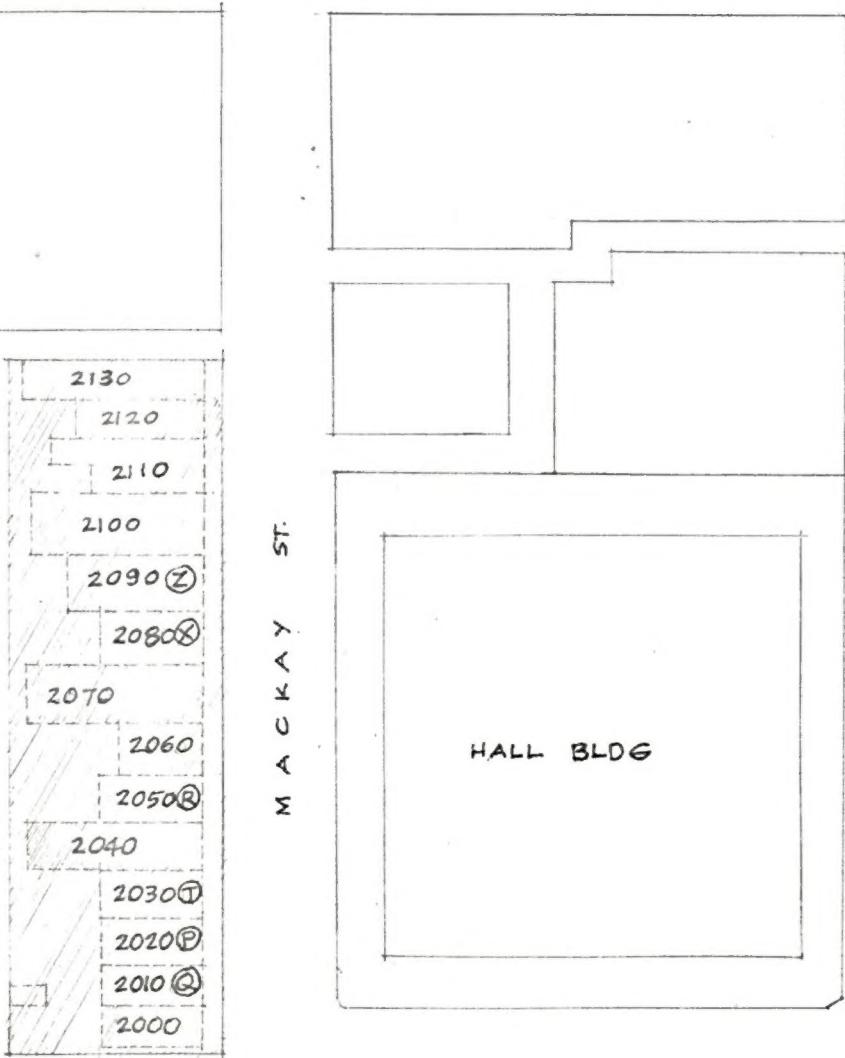
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ESTIMATED COSTS

1. Additional properties needed to complete rectangular property

<u>Address</u>	<u>Estimated cost</u>
2000 Mackay	\$150 000
2040 "	125 000
2070 "	125 000
	\$ 400 000
2. Demolition	100 000
3. Excavation (Rock ?)	900 000
4. Construction: 429 800 x 21.15	9 069 000
5. Fees 429 800 x 2.10	903 000
6. Escalators and Elevators	1 250 000
7. Sprinkler system	500 000
8. Furniture - only additional furniture needed, re-use existing furniture from rented properties.	500 000
	<hr/>
	S/T
	13 622 000
9. Contingency (about 10% less land)	1 322 000
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	TOTAL COST
	\$14 944 000



DE MAISONNEUVE

A. Approximate size of lot: ~~320'~~³²⁰ x 96' = 30 700 sq. ft.

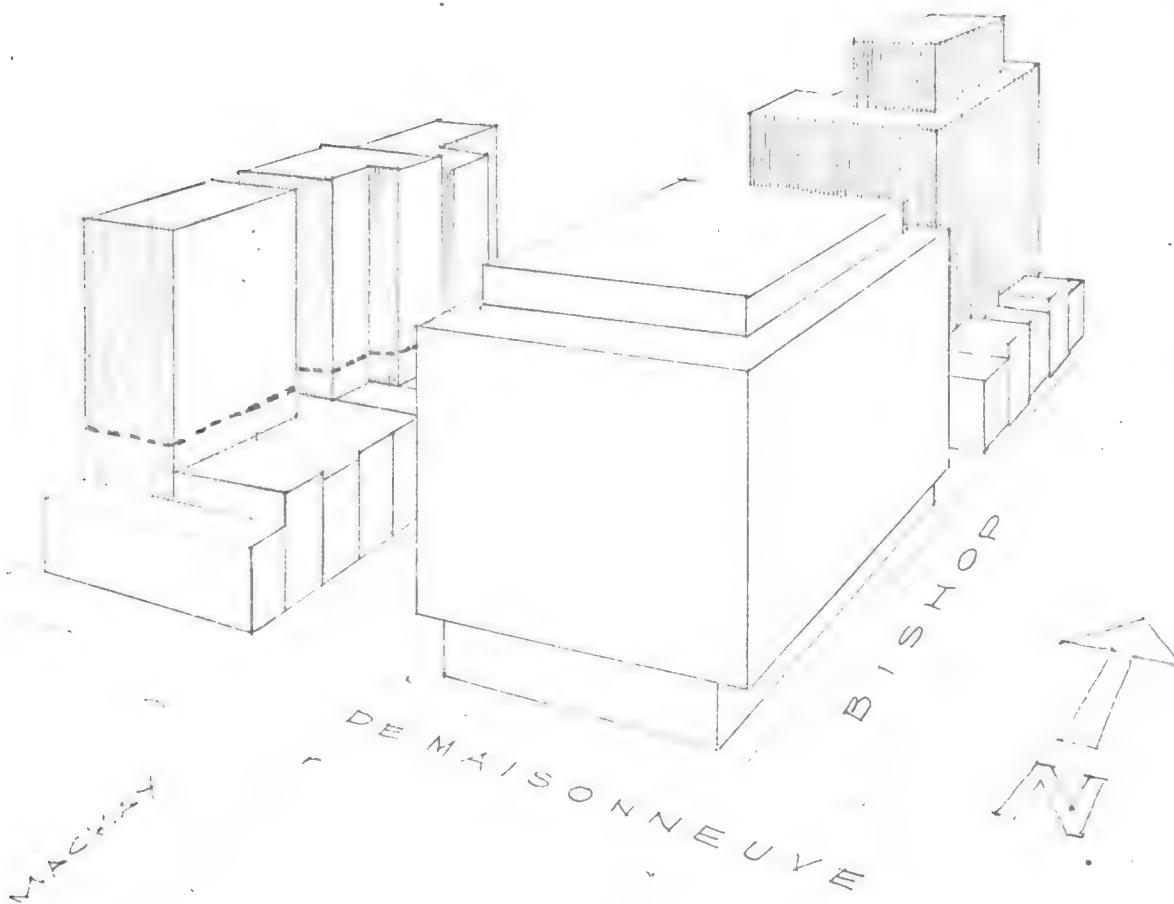
B. Maximum size of building: 30 700 x 12 = 368 400

Gross space below grade 30 700 x 2 = 61 400

Total gr. sq. ft. of building: 429 800 gr. sq. ft.

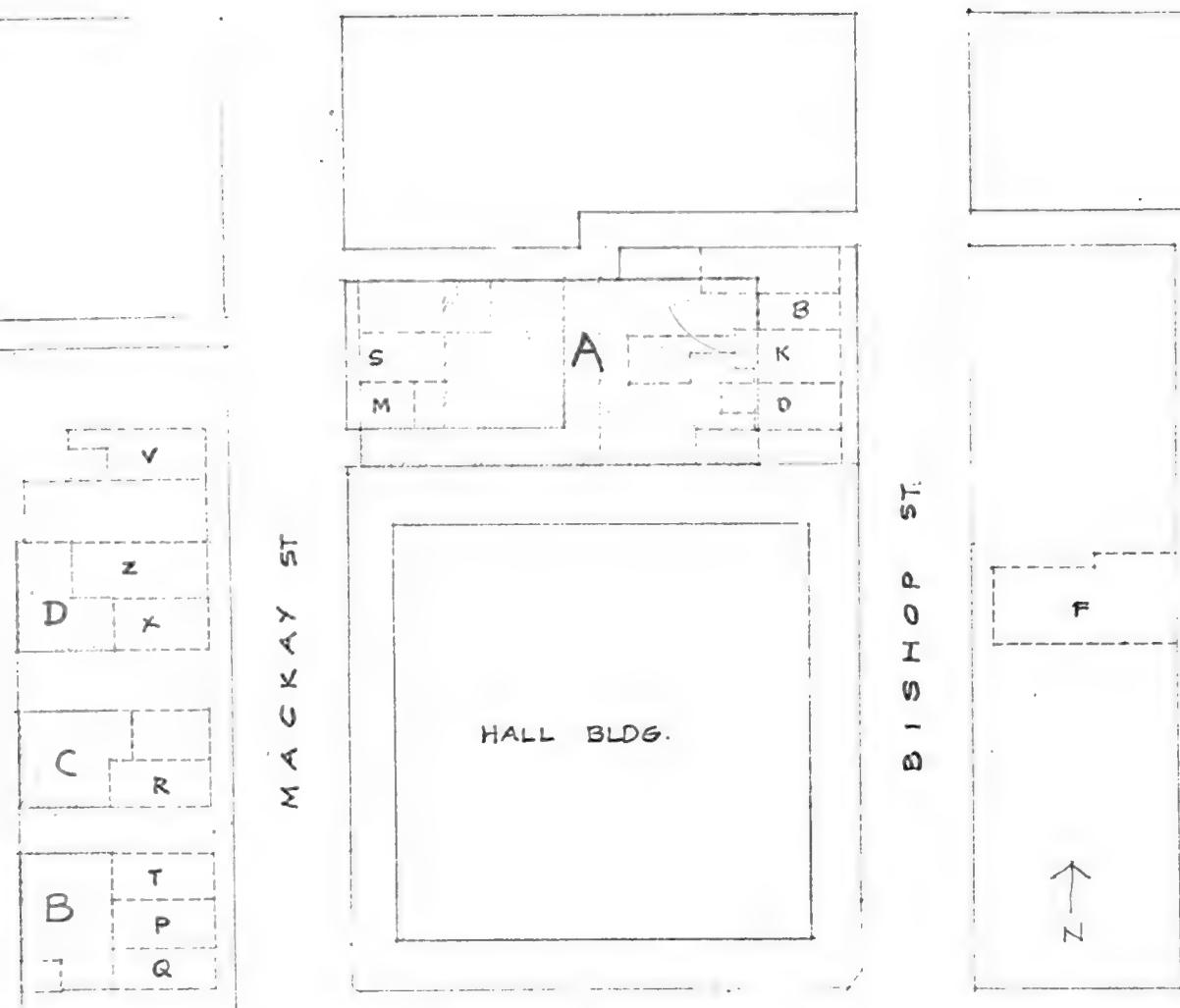
C. Estimated max. net area of building.

429 800 x 0.63 = 270 800 net sq. ft.



ESTIMATED COST OF CONSTRUCTION

1. Minor demolition	\$30 000
2. Shoring	50 000
3. Excavation	500 000
4. Construction: 164 125 x 21.15	3 471 000
5. Fees	345 000
6. Escalators and Elevators	1 350 000
7. Sprinkler system	450 000
8. Furniture	500 000
	<hr/>
	S/T
9. Contingency (includes renovation to existing houses)	6 696 000
	<hr/>
	1 304 000
	<hr/>
	TOTAL estimate
	8 000 000



A. Sizes of vacant land (approx.)

Location A	100' x 100' + 30' x 25' =	10 750 sq. ft.
" B	25' x 75' =	1 875 " "
" C	20' x 25' + 20' x 50' =	1 500 " "
" D	" " " " =	1 500 " "
TOTAL		15 625 " "

B. Max. size buildings on site A 10750 x 12 = 129 000 " "

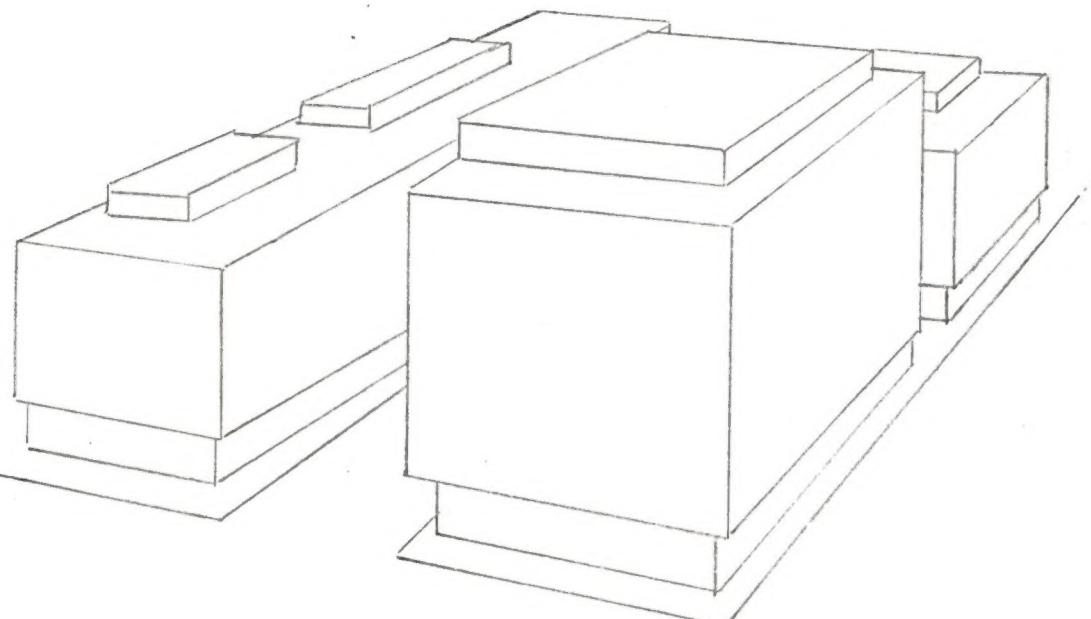
" " "	" " B	1875 x 4 =	7 500 " "
" " "	" " C	1500 x 4 =	6 000 " "
" " "	" " D	1500 x 4 =	6 000 " "
Space below grade			
TOTAL			15 625
148 500 " "			
164 125 gr. sq. ft.			

C. Net Area of the four buildings:

$$164 125 \times 0.63 = 103 400 \text{ net sq. ft.}$$

OPTION N° 4: TWO LOW LEVEL BUILDINGS (6 & 7 STOREYS) ONE NORTH OF HALL BUILDING (N° 1),
THE OTHER ON WEST SIDE OF MACKAY (N° 2).

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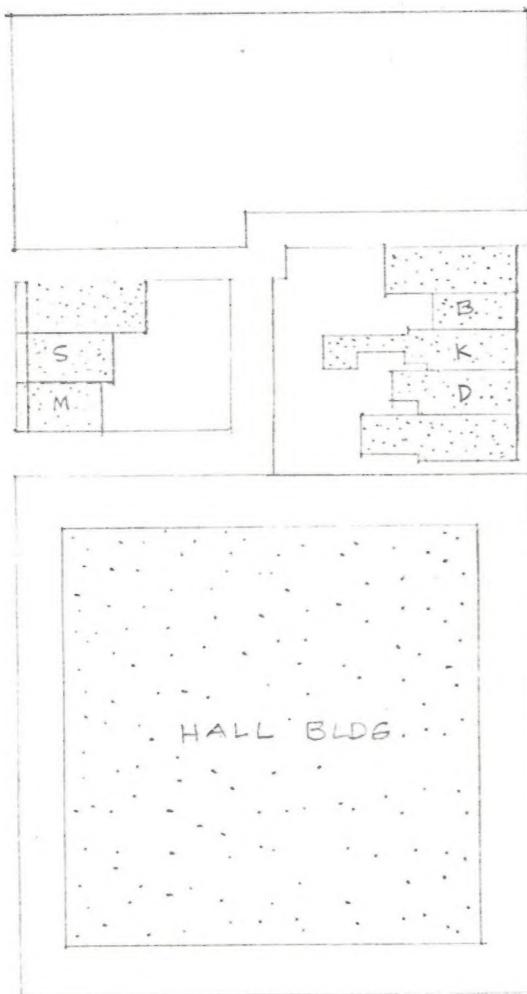
ESTIMATED COST OF CONSTRUCTION

1.	Purchase of properties	\$400 000
2.	Demolition	180 000
3.	Excavations	1 800 000
4.	Construction 393 700 x 21.15	8 327 000
5.	Fees 393 700 x 2.10	827 000
6.	Escalators and elevators	1 000 000
7.	Sprinkler systems	700 000
8.	Furniture	500 000
9.	Contingency, about 10%, less land	1 335 000
	TOTAL	\$15 069 000

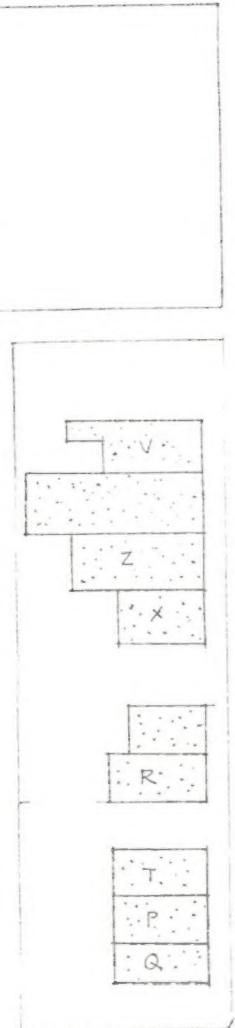
OPTION N° 4 (CONTINUED)

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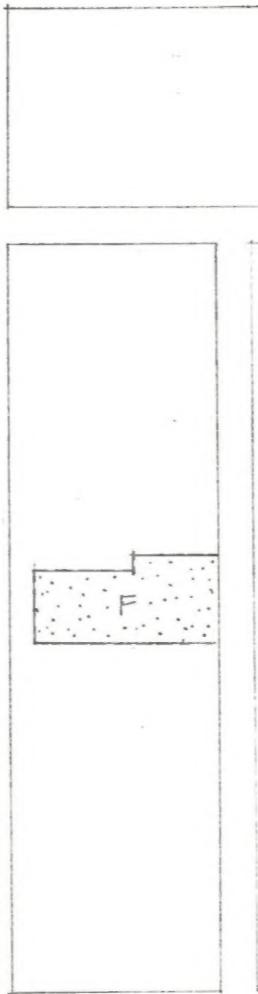
SHERBROOKE



MACKAY



DE MAISONNEUVE



BISHOP

A. Size of lot for bldg N° 1	26 200 sq. ft.
" " " " " N° II	30 700 sq. ft.
	<hr/>
	TOTAL
	56 900 " "
B. Size of bldg to produce sufficient space to satisfy objective of consolidation.	
Space above grade (6 and 7 storeys)	336 800
" below grade (1 basement)	56 900
	<hr/>
	393 700 gr. sq.ft.
C. Estimated net sq. ft.	
393 700 x 0.63=	248 100 net sq. ft.

SGWU - NEW CONSTRUCTION - ESTIMATED SCHEDULE

	1974			1975			1976			1977			1978			1979			
	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Preparation of "Devis Pédagogique"	■																		
Building Programme		■	■																
Appointment of Architects			■																
Preliminary Sketches			■	■															
Working Drawings & Specifications				■	■	■	■												
Preparation of Temporary Space					■	■													
Call of Tenders for Appt. of General Contractor						■			■										
Demolition							■	■											
Excavation								■	■										
Construction									■	■	■								
Deficiencies										■	■								
Acceptance of building												■	■						

OPTION N°	COST	NET AREA, SQ. FT.	POSSIBILITY OF EXPANSION	MUTUALLY EXCLUSIVE	CONSERVES APPEARANCE OF NEIGHBORHOUD	SATISFIES MIN. SPACE NEEDS WITHOUT ANNEXES	SATISFIES MIN. SPACE NEEDS WITH ANNEXES
1	\$13 000 000	231 000	yes	no	no	no	yes
2	15 000 000	270 800	yes	no	no	yes	no
3	8 000 000	103 400	no	yes	partly	no	no
4	15 069 000	248 100	yes	yes	no	yes	no